

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

**Agenda* / Notice of Assessment Appeals Board
Assessment Appeals Board 1 Hearing**

**REMOTE MEETING
PUBLIC COMMENT CALL-IN
1(415) 906-4659 / Meeting ID: 249 947 441#**

**Wednesday, February 21, 2024
09:30 AM**

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Announcements
- 2) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 3) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7109
APPLICANT:	SCOTTY LLC
PARCEL NO:	1202 001B
PARCEL ADDRESS:	635 SCOTT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,374,715.00
APPLICANT'S OPINION:	\$2,685,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



ASSESSMENT APPEALS BOARD

City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

4) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7111
APPLICANT: BHSD 545 PROPCO LLC
PARCEL NO: 0207 035
PARCEL ADDRESS: 545 SANSOME ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$30,600,000.00
APPLICANT'S OPINION: \$15,300,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/ASR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7112
APPLICANT: BHSD 545 PROPCO LLC
PARCEL NO: 0207 036
PARCEL ADDRESS: 517 WASHINGTON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,140,000.00
APPLICANT'S OPINION: \$3,550,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/ASR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7113
APPLICANT: BHSD 505 PROPCO LLC
PARCEL NO: 0207 037
PARCEL ADDRESS: 505 SANSOME ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$137,700,000.00
APPLICANT'S OPINION: \$68,850,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/ASR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7296
APPLICANT: JACKSON KEARNY PROPERTY OWNER
PARCEL NO: 0176 011
PARCEL ADDRESS: 900 KEARNY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$27,722,256.00
APPLICANT'S OPINION: \$13,850,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/ASR

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



ASSESSMENT APPEALS BOARD

City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

8) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7297
APPLICANT: GREEN FRONT LLC
PARCEL NO: 0136 001
PARCEL ADDRESS: 55 GREEN ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$31,093,860.00
APPLICANT'S OPINION: \$15,500,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/ASR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7298
APPLICANT: PACIFIC STABLES PROPERTY OWNER
PARCEL NO: 0164 010
PARCEL ADDRESS: 450-460 PACIFIC AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$23,173,000.00
APPLICANT'S OPINION: \$11,600,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/ASR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7299
APPLICANT: BTC FGP 650 SACRAMENTO LLC
PARCEL NO: 0227 013
PARCEL ADDRESS: 648-656 SACRAMENTO ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,575,500.00
APPLICANT'S OPINION: \$1,285,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/ASR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7370
APPLICANT: 185 POST STREET LP
PARCEL NO: 0310 018
PARCEL ADDRESS: 185 POST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$25,999,147.00
APPLICANT'S OPINION: \$20,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



ASSESSMENT APPEALS BOARD

City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

12) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7410
APPLICANT: 250 FELL A2 LP
PARCEL NO: 0816 006
PARCEL ADDRESS: 250 FELL ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$18,953,219.00
APPLICANT'S OPINION: \$9,450,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7412
APPLICANT: 430 SCOTT A2 LP
PARCEL NO: 0825 015
PARCEL ADDRESS: 430 SCOTT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,054,582.00
APPLICANT'S OPINION: \$2,500,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7420
APPLICANT: 2275 BROADWAY A2 LP
PARCEL NO: 0581 014
PARCEL ADDRESS: 2275 BROADWAY
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$36,035,046.00
APPLICANT'S OPINION: \$17,980,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7436
APPLICANT: LINGANG INVESTMENT LLC
PARCEL NO: 0175 029
PARCEL ADDRESS: 755 SANSOME ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$47,612,638.00
APPLICANT'S OPINION: \$23,800,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/ASR

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



ASSESSMENT APPEALS BOARD

City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

16) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7546
APPLICANT:	BIBERKRAUT, PAUL
PARCEL NO:	3776 024Z
PARCEL ADDRESS:	555 4TH ST, P-24
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$80,848.00
APPLICANT'S OPINION:	\$46,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.5163, or by e-mail at soft@sfgov.org.

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67 on the Internet, at <http://www.sfgov.org/sunshine/>.

Ethics Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; Web Site www.sfgov.org/ethics.

Under Campaign and Governmental Conduct Code, Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision, or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit sfethics.org.

Disability Access

To request sign language interpreters, readers, large print agendas or other accommodations, please contact (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

Phone (415) 554-6778
Fax (415) 554-6775
TDD (415) 554-5227
E-mail AAB@sfgov.org



ASSESSMENT APPEALS BOARD

City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Cell Phones, Pagers and Similar Sound-Producing Electronic Devices

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices. (Chapter 67A of the San Francisco Administrative Code)

Language Interpreters

Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact bos@sfgov.org or call (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame bos@sfgov.org or (415) 554-5184.

PAUNAWA: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay sa (415) 554-5184.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719.

More Information: English | 中文 | Español | Filipino

* Public comment will be taken on every item on the agenda.